



Clarendon Court, Argyle Road, Southport PR9 9LG

No Chain - An excellent opportunity to purchase a newly refurbished apartment located to the first floor of this purpose built development with a lift, balcony and garage.

Accessed via stairway or lift, the beautifully presented apartment is installed with gas central heating and uPVC double glazing and briefly comprises: Entrance Vestibule, Hall, Lounge/Dining Room with Balcony off, recently Fitted Kitchen, two double Bedrooms and Shower Room/WC.

Outside, there are established communal gardens to the front and rear with a driveway leading to a Garage measuring 16'1" x 8'7" at the rear. Argyle Road is located off Park Crescent, immediately adjacent to Hesketh Park, conveniently located for access to both Southport Town Centre and Churchtown Village.

Price: £170,000 Subject to Contract

First Floor:

Entrance Vestibule

Hall

Lounge/ Dining Room - 7.44m x 3.78m (24'5" x 12'5" max)

Balcony - 2.64m x 1.09m (8'8" x 3'7")

Kitchen - 3.12m x 2.59m (10'3" x 8'6")

Bedroom 1 - 3.73m x 3.73m (12'3" x 12'3")

Bedroom 2 - 3.73m x 3.05m (12'3" x 10'0")

Shower Room - 3.4m x 2.59m (11'2" x 8'6")

Outside:

There are established communal gardens to the front and rear with a driveway leading to a Garage measuring 16'1" x 8'7" at the rear.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (C)

Tenure:

Leasehold for a residue term of 999 years from 19th August 1975 with a ground rent of £20.00 per annum.

Service Charge:

The current service charge amounts to £1,440 per annum, as a contribution towards communal cleaning and electricity, Building Insurance, general maintenance and gardening

NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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AWAITING EPC

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.